

TALUS POINT HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Talus Point Homeowners Association is proud to welcome you to our residential community. The purpose of these Rules and Regulations (these "Rules") is to establish the basic standards of conduct required of all property owners in Talus Point in order that each Owner may enjoy to the fullest his individual rights, while respecting the rights of others to the quiet and peaceful occupancy of their property and the use of common areas and facilities. "Owner" shall, for the purposes of these Rules, mean any person lawfully occupying a unit within Talus Point (a "Unit").

These Rules have been developed with consideration given to providing each Owner with the greatest enjoyment of The Talus Point Condominiums without infringing on other Owners and their rights to quiet enjoyment of their property and community.

Although these Rules are consistent with and subject to the Declaration of Covenants, Conditions and Restrictions for Talus Point Condominiums (the "CC&Rs"), they do not address all matters covered by the CC&Rs. Please be sure to read the CC&Rs carefully. Should there be any conflict or inconsistency between these Rules and the CC&Rs, the terms and provisions of the CC&Rs shall control.

It is the responsibility of the Association to ensure that these Rules are enforced.

1. SECURITY RULES AND SUGGESTIONS.

- 1.1 Keep in mind that the proper and effective security requires the cooperation and attention of all Owners.
- 1.2 Advise the police, security service, and the property manager of any suspicious person or activity around or on Talus Point.
- 1.3 Know your neighbors.
- 1.4 Cars should never be unlocked. Do not leave your car unlocked. Cars with a T-top or wire wheel covers, should have the vehicle identification number etched in.
- 1.5 Unit should never be left unlocked while an Owner goes to the pool or the mailbox.
- 1.6 While on vacation, Owners should stop delivery of newspapers and mail, and have a neighbor or relative check the unoccupied Unit.
- 1.7 Any dark common areas where lights have burned out should be reported.
- 1.8 Deadbolts should always be locked.
- 1.9 If an unwanted solicitor knocks at a door, Owners should not hesitate to call the police.
- 1.10 Limited access doors must remain closed at all times.
- 1.11 Fire hydrants and fire lanes shall not be obstructed in any way.
- 1.12 In compliance with fire regulations, nothing shall be placed in any walkway.

1.13 No bicycles, scooters, shopping carts or similar vehicles shall be allowed except in private areas.

1.14 Smoking is not permitted in elevators, pursuant to Reno Municipal Code.

2. **FIRE EQUIPMENT AND PRECAUTIONS.**

2.1 IN CASE OF FIRE or suspected fire, immediately call the Reno Fire Department at 911, notify neighbors, and call the property manager.

2.2 Fire extinguishers are located at both ends of each hallway.

2.3 Christmas trees and seasonal decorations are permitted in Units if approved and flame retardant; natural Christmas trees must be mounted so that the bottom of the trunk is in water at all times.

2.4 Kitchen vent hoods should be cleaned monthly to avoid a possible fire hazard.

2.5 Owners are required to maintain Units within standard requirements of the City of Reno fire and health ordinances.

3. **PARKING AND VEHICULAR REGULATIONS.**

3.1 Improperly parked cars will be towed.

3.2 Cars must never be left at any time in an area marked as a "Fire Lane," "Handicapped," or "No Parking." Illegally parked cars will be removed at the car owner's expense.

3.3 Washing of cars on the premises is not permitted.

3.4 All cars kept on the premises must be operable, licensed and maintained so as not to detract from the appearance of the property or present a hazard; otherwise, they will be considered illegally parked and removed at the car owner's expense. Questions and complaints regarding vehicles should be directed to the property manager or the property manager company.

3.5 Boats and trailers may be parked on the premises but only in the designated areas. The property manager has information regarding location and cost.

3.6 Large commercial vehicles are not permitted in Talus Point. Recreational vehicles are permitted for short stays with the prior approval of the property manager, for example, relatives' visit for a few days with an R. V.

4. **SWIMMING POOL REGULATIONS.**

4.1 All persons using the swimming pool must be suitably dressed.

4.2 No running or boisterous play will be allowed in the pool area.

4.3 Owner will be held financially responsible for any damage or vandalism caused by himself, his family, or his guests or permittees.

4.4 Only plastic or paper containers are allowed in the pool area. No glasses, glass bottles, or food are allowed.

4.5 No pets of any kind are allowed in the swimming pool or in the surrounding area, pursuant to Reno Municipal Code.

- 4.6 The pool area must be left clean! All trash must be picked up and put it in the containers provided in the pool area.
 - 4.7 The pool gate must remain locked at all times. It is never to be propped open.
 - 4.8 The property manager must be contacted to enforce pool regulations.
 - 4.9 Portable radios in the pool area should be maintained at a low volume setting to avoid annoying other Owners using the pool.
 - 4.10 Persons having open wounds or communicable diseases are not allowed in the pool.
 - 4.11 The pool may be closed for cleaning, security or other reasons as deemed necessary by the property manager or the Association.
 - 4.12 The Association may change the pool rules as it deems appropriate.
 - 4.13 The Association does not employ a lifeguard and assumes no responsibility for the safety of any person using the pool.
 - 4.14 Pool furniture shall not be removed from the pool area.
 - 4.15 Pool hours are from 10:00 a.m. to 10:00 p.m. Persons who use the pool in the early morning or late evening must do so in a quiet and orderly manner not disturbing to others.
5. **NOISE, MUSIC, RADIOS AND TELEVISIONS.**
- 5.1 No Owner shall make or permit any disturbing noises or do or permit anything to be done which will interfere with the rights, comforts or convenience of other Owners.
 - 5.2 To curtail unreasonable noise or conduct, contact the property manager or the Reno Police Department.
 - 5.3 No radio, television or microwave antenna may be attached to or hung from the exterior of the building.
 - 5.4 Stereos and televisions used in Units must be maintained at volume settings that do not annoy other Owners.
 - 5.5 All exterior antennae or dishes must be approved by the Association.
6. **ENTERTAINING.**
- 6.1 Guests are subject to these Rules in the same manner as Owners. Each Owner or lessee of any particular unit is responsible for the conduct of his guests and subject to the decisions of the Association should a problem occur.
 - 6.2 No Owner may allow a non-Owner to use the swimming pool or any other common area of Talus Point unless accompanied by such Owner.
7. **MOVING.**
- 7.1 In consideration of neighbors, moving into or out of any Unit must occur between the hours of 8:00 a.m. and 9:00 p.m.

7.2 Each Owner or lessee must take extreme care in moving into and out of Talus Point. Any damage to any common area of Talus Point caused by an Owner, lessee, or either's respective agents or visitors will be repaired by the Association at the expense of such Owner or lessee.

8. **TRASH.**

8.1 Each building has a trash dumpster.

8.2 Bulky items are not allowed in trash chutes.

8.3 Under no circumstances should any trash or moving or storage boxes be stacked or placed adjacent to the dumpster. Boxes must be crushed and compacted into the dumpster, including holiday packaging. Odorous materials must be placed in plastic bags and firmly secured before being placed in any trash receptacle.

8.4 Dumpster doors must remain closed at all times.

9. **PETS.**

9.1 No more than two (2) twenty-five (25) pound pets are allowed in a Unit. No dangerous or untamed animal, regardless of size or weight, will be allowed in Talus Point.

9.2 Pet Owners are completely responsible for all damage caused by such Owner's pet.

9.3 Pets are not allowed outside a Unit, unless on a leash and accompanied by Owner.

9.4 No pet is allowed in the swimming pool or surrounding pool area, pursuant to Reno Municipal Code.

9.5 If a pet Owner cannot control the barking of a dog or the annoying habits of a pet, or the pet interferes with the rights, comforts, or conveniences of other Owners, then the pet Owner must make arrangements to permanently remove the pet from the premises within three (3) days of the date a notice is given by the property manager to the pet Owner of the violation.

9.6 All pets must be properly vaccinated in accordance with City of Reno requirements and all pet records must be available should a problem occur.

9.7 Pets must be "walked" only in designated areas as established by the Association and not allowed to relieve themselves on shrubbery or in areas normally trafficked by homeowners. All pet excrement must be properly removed from the premises by the pet Owner. Failure to do so will result in a fine against the pet Owner.

10. **COMMON ELEMENTS.** The Common Elements and the Limited Common Elements are defined in and regulated according to the CC&Rs and Owners are responsible for maintaining the appearance, safety, and cleanliness of the Common Elements and Limited Common Elements.

11. **MAINTENANCE.** Maintenance obligations of the Association are delineated in the CC&Rs. No maintenance personnel shall enter a Unit without prior knowledge and consent of Owner, except in case of emergency. Owner is responsible for certain aspects of Unit maintenance, including:

- 11.1 Interior walls, ceilings, electrical, hardware, etc, (including damage caused by exterior forces);
- 11.2 Patio (Screen damage due to weather will be the Association's responsibility; damage done by Owner will be billed to same.);
- 11.3 Plumbing serving only Owner's Unit (including faucet leaks, washers, running commodes, stopped-up toilets, etc.);
- 11.4 Any item that results from negligence or abuse by Owner or any guest.

12. **PLUMBING PROBLEMS.**

- 12.1 In the event that toilets or tubs do not properly drain, Owner must check to determine if neighbors are experiencing the same problems.
- 12.2 If neighbors are not experiencing the same problems, Owner should use a plunger to attempt to free any stoppage. If the stoppage is in other than the toilet, use a plunger to "pull" rather than "push," preventing the stoppage from being further compacted.
- 12.3 If stoppage cannot be removed or if the entire building has a stoppage, call the property manager company or a plumber.
- 12.4 Only toilet paper and natural matter are to be flushed through the sewer system. Paper and fabric products other than toilet paper will not effectively dissolve.
- 12.5 Any food flushed through the garbage disposal should have an ample amount of water to follow it to completely carry the matter into the main line.
- 12.6 Owners must remember that sewer systems are shared among neighbors, thus stoppages are more likely without proper care and precaution.

13. **REGULATIONS FOR EXTERIORS.**

- 13.1 Nothing shall be hung, shaken, swept or thrown from Unit windows.
- 13.2 No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the building, nor shall anything be projected out of any window of the building, except as allowed by Nevada law.
- 13.3 Owners shall not dry or air clothes on lines or poles hung on the exterior of any building.
- 13.4 Shade or window treatment colors must be approved by the Architectural Committee.

14. **PICKUPS AND DELIVERIES.**

- 14.1 Owner must arrange his own deliveries. The Association can assume no responsibility for accepting deliveries for Owners.
- 14.2 The Association will not be responsible for commercial shipments or any packages received.
- 14.3 Commercial activities including, but not limited to, the selling of goods, are strictly prohibited at Talus Point.

15. **ASSESSMENTS FEES AND DELINQUENCY POLICY.** Assessment payments are to be handled according to the follow procedures:

- 15.1 Payments are due on the 1st day of the calendar month for the current month.
- 15.2 Checks should be made out to the Talus Point Condominium Homeowners Association and mailed to the Association's property manager.

16. **DELINQUENCY POLICY.**

- 16.1 Monthly Assessments, Capital Improvements, Special and Reconstruction Assessments shall be considered late if not received by the property manager by the 10th day of the current month. A \$10 late fee will be automatically applied toward the account if receipt is not timely.
- 16.2 On the 30th day of the month, interest at 10% per annum will be automatically applied toward any delinquent account. A 30-day delinquent notice, stating the fees and late payment currently due to the Association will be sent if assessments are not paid by the end of each month.
- 16.3 On the 30th day of the following month, a 60-day delinquent notice will be sent with an itemized statement indicating all delinquencies.
- 16.4 On the 30th day of the following month, a 90-day notice, an "Intent to lien" letter is mailed informing the member that the property will be liened in 10 days if the account is not paid in full. An additional \$20 lien letter fee is applied to the account in addition to accumulated late charges and interest.
- 16.5 100 days after the initial due date, a lien will be placed on the property. Additional lien fees and all costs to the Association will be applied toward the account.
- 16.6 Foreclosure proceedings will be handled by the Association.

17. **FINES AND PENALTIES.** Failure to comply with any of the terms of the Declaration, By-laws of the Association or Rules and Regulations of the Association shall constitute an event of Default and shall be grounds for immediate relief, consistent with those terms specifically provided in the Declaration and By-laws of the Association, and without waiver of other remedies available therein or at law, as generally follows herein:

- 17.1 **First Offense:** A written warning will be issued to Owner.
- 17.2 **Second Offense:** After notice and hearing, a violating owner shall be assessed a fine of \$50, made payable to the Association.
- 17.3 **Third Offense and All Successive:** After notice and hearing, a violating owner shall be assessed a fine of \$100, made payable to the Association.
- 17.4 Additionally, any violator shall be charged \$50 per hour during regular work hours and \$75 per hour after regular work hours, with a thirty (30) minute minimum, for time necessary for the property manager to pursue enforcement of these Rules and the CC&Rs.

18. **VIOLATION PROCEDURES POLICY.** The required due process system includes the following necessary steps in order to request action by the property manager for an Owner violation of these Rules or the CC&Rs:

- 18.1 All violations reported to the property manager must be in writing and signed by the complaining Owner.
- 18.2 An "Awareness" letter is sent to the offending Owner by the property manager citing either Rule and Regulation or CC&R Article violated. The offending Owner is then given seven (7) days to cure the violation.
- 18.3 If the "Awareness" letter is not adhered to, a second letter will be sent notifying the offending Owner of the appropriate fine. If the offending Owner disagrees he may request a hearing with the Board. The complaining Owner will also be invited to the hearing.

Repeated offenses of the same nature which have previously gone through the above procedures will automatically have penalties or fines imposed based on these Rules or the CC&Rs without requiring the due process system.

19. **MISCELLANEOUS.**

- 19.1 Owner is allowed to install and use a deep freeze, provided Owner adheres to all applicable laws and ordinances in such installation and is responsible for full payment of such installation, regardless of the cost of meeting code standards.
 - 19.2 Water must not be left to run for an unreasonable or unnecessary length of time.
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